

WARRANTY DEED

Form WD-1
Revised 12/2021

Project:	1401280
Code:	N/A
Parcel:	8 & 8A
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Spring Invest LLC, an Indiana limited liability company, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Seven thousand seven hundred twenty and 00/100 Dollars (\$7,720.00) (of which said sum \$7,720.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represents and warrants that she is the Sole Member of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor she has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that she is therefore, fully authorized and empowered to convey to The Board of Commissioners of Tippecanoe County in the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments she had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

The grantor(s) assume(s) and agree(s) to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 15 day of JUNE, 2022.

Spring Invest LLC, an Indiana limited liability company

By [Signature] (Seal) _____ (Seal)
Signature Signature

Qiuju Zhang, Sole Member
Printed Name Printed Name

Signature (Seal) Signature (Seal)

Printed Name Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Qiuju Zhang, Sole Member of Spring Invest LLC, an Indiana limited liability company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be her voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 15 day of JUNE, 2022.

Signature [Signature]

Printed Name _____

My Commission expires _____

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

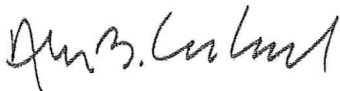
EXHIBIT "A"

Project: 1401280
Parcel 8 Fee Simple
Key # 79-06-01-153-006.000-023

Sheet 1 of 2

A part of Lot 31B as shown on the Plat of Colony Pines Section 1, the plat of which is recorded in Instrument 02025962 and Plat Book 11, Page 211 in the Office of the Recorder of Tippecanoe County, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the northeast corner of said Lot, thence South 3 degrees 43 minutes 30 seconds East 22.40 feet along the east line of said Lot to the southeastern line of said Lot; thence Southwesterly along said southeastern line 35.29 feet along an arc to the right having a radius of 35.00 feet and subtended by a long chord having a bearing of South 25 degrees 00 minutes 40 seconds West and a length of 33.81 feet; thence North 04 degrees 01 minute 02 seconds West 52.87 feet to the north line of said Lot; thence North 89 degrees 06 minutes 48 seconds East 16.55 feet along said north line to the Point of Beginning, and containing 718 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



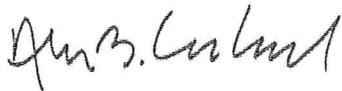
EXHIBIT "A"

Project: 1401280
Parcel 8A Fee Simple
Key # 79-06-01-153-005.000-023

Sheet 2 of 2

A part of Lot 31A as shown on the Plat of Colony Pines Section 1, the plat of which is recorded in Instrument 02025962 and Plat Book 11, Page 211 in the Office of the Recorder of Tippecanoe County, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southeast corner of said Lot, thence South 89 degrees 06 minutes 45 seconds West 16.55 feet along the south line of said Lot; thence North 04 degrees 01 minute 02 seconds West 39.89 feet to the north line of said Lot; thence North 89 degrees 06 minutes 45 seconds East 16.75 feet along said north line; thence South 03 degrees 43 minutes 30 seconds East 39.89 feet to the Point of Beginning, and containing 663 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25th Day of June, 2020.



Alan Brent Cleveland, P.S.
Indiana Registered Professional Surveyor No. LS80880007



Parcel: 8
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 1
Township: 23N
Range: 5W

Right of Way Parcel Plat Exhibit "B" (continued)

Owner: April Investment, LLC

Code: N/A
Page: 2 of 2
Prepared by: S. Hartman
Checked by: A. Cleveland

Line 'PR-A' Data Table			
Point		Northing	Easting
112	P.T. 17+32.72 = P.O.C. 17+32.72 Line 'A'	1901513.6089	2992986.3667
113	P.C. 28+29.84 = P.O.T. 28+29.84 Line 'A'	1902608.0332	2992909.5048

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
908	1902358.9440	2992871.8630	25+84.00	55.00' Lt.	'PR-A'
703	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
705	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

ALAN BRENT CLEVELAND P.S.
LS80880007



SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Alan B. Cleveland

Date: 6/25/2020



DLZ
DLZ INDIANA, LLC

157 E. MARYLAND STREET
INDIANAPOLIS, INDIANA 46204-3608
(317) 633-4120

Project: 1763 1212 90

The attached **Warranty Deed – Parcel 8 & 8A (Morehouse Rd. Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this __18__ day of July, 2022.

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor